



**66 Bull Cop, Formby, Liverpool, Merseyside. L37 8BZ**

**£325,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

This detached dormer bungalow offers deceptively spacious and versatile accommodation including a lounge/diner, dining kitchen, three bedrooms (one to ground floor) and two bathrooms. The property has the advantage of a delightful south facing rear garden with a covered patio area and is situated in a popular residential location convenient for local schools, bus routes and Formby village with all its amenities including local cafes, bars, restaurants and supermarkets. NO UPWARD CHAIN...

## FEATURES

- ENCLOSED VESTIBULE & ENTRANCE HALL
- SPACIOUS LOUNGE OPEN TO A DINING AREA
- DINING KITCHEN
- GROUND FLOOR DOUBLE BEDROOM
- GROUND FLOOR BATH/SHOWER ROOM WITH WC
- TWO FIRST FLOOR BEDROOMS
- SHOWER ROOM WITH W.C.
- CARPORT/AMPLE OFF ROAD PARKING
- DELIGHTFUL SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN



## ROOM DESCRIPTIONS

### Enclosed Vestibule

Entrance door with windows to front; tiled flooring.

### Entrance Hall

Stairs to first floor; laminate flooring.

### Inner Hall

Built in cloaks/storage cupboard.

### Spacious Lounge open to a Dining Area

20' 06" x 15' 04" (6.25m x 4.67m) reducing to 11'05" (3.48m)  
U.P.V.C framed double glazed bay window to front with deep sill; freestanding 'Mahogany' fire surround fitted with an electric fire; double glazed sliding patio door opening onto the south facing rear patio and garden; open to...

### Dining Kitchen

15' 02" x 8' 11" (4.62m x 2.72m) (excluding door well) Wall, base and drawer units; two and a half bowl sink unit with mixer tap; space for an upright refrigerator; slot in cooker with cooker hood above; plumbing for an automatic washing machine and dishwasher; wall mounted 'Glow Worm' gas heating boiler; double glazed windows and door to side.

### Bedroom No. 1

13' 08" x 9' 06" (4.17m x 2.90m) Built in over bed units and cupboards; window and double opening doors leading onto the covered patio and garden.

### Ground Floor Bath/Shower Room

Suite comprising a low level wc; pedestal wash hand basin; panelled bath; tiled shower enclosure fitted with a 'Mira' electric shower; built in linen cupboard; high level window to front.

## FIRST FLOOR

### Landing

Built in cupboard housing a water tank and cylinder.

### Bedroom No. 2

14' 05" x 13' 02" (4.39m x 4.01m) (maximum dimensions)  
U.P.V.C framed double glazed window to rear; built in furniture to include wardrobes with hanging rails and shelving, drawer units and bedside cabinets.

### Shower Room with WC combined

Suite comprising a low level wc; vanity wash hand basin with a cupboard below; tiled shower enclosure fitted with a 'Bristan' electric shower; tiled flooring; ladder style heated towel rail; U.P.V.C framed double glazed opaque window to rear.

## OUTSIDE

### Linked Carport

### Gardens

Gardens are present to the front and rear. The front garden is paved with raised borders containing shrubs and bushes with a linked carport and driveway providing ample parking. The delightful south facing split level rear garden has a covered patio area, ornamental pond, summer house and garden shed and is laid to lawn with well established borders.

## PLEASE NOTE

Property Disclaimer

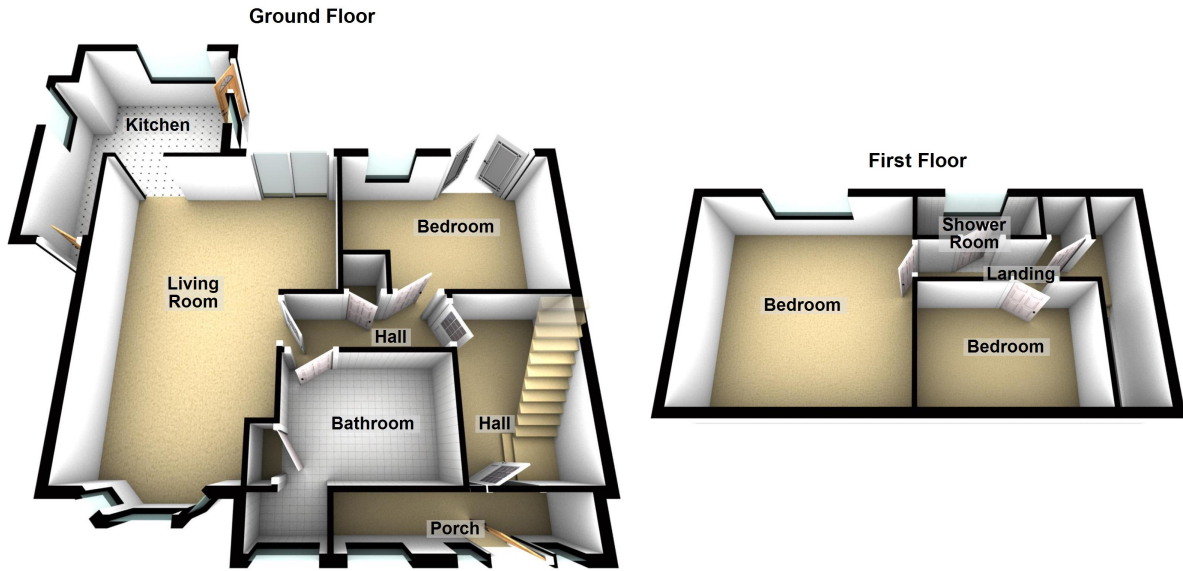
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order \*\*







# FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

